107.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,400 / 926,400
					USE VALUE:	926,400 / 926,400
					ASSESSED:	926,400 / 926,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSER PAUL & DENISE
Owner 2:	
Owner 3:	
Street 1:	26 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVEREAUX JOSEPH L--ETAL -
Owner 2:	DEVEREAUX JEAN R -
Street 1:	26 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,940 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1308 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16940.000	275,800	900	649,700	926,400
Total Card	0.389	275,800	900	649,700	926,400
Total Parcel	0.389	275,800	900	649,700	926,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 708.26 | /Parcel: 708.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 68134
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,900	900	16,940.	649,700	926,500	926,500	Year End Roll	12/18/2019
2019	101	FV	223,800	900	16,940.	649,700	874,400	874,400	Year End Roll	1/3/2019
2018	101	FV	223,800	1000	16,940.	556,900	781,700	781,700	Year End Roll	12/20/2017
2017	101	FV	223,800	1000	16,940.	519,800	744,600	744,600	Year End Roll	1/3/2017
2016	101	FV	223,800	1000	16,940.	445,500	670,300	670,300	Year End	1/4/2016
2015	101	FV	222,800	1000	16,940.	399,100	622,900	622,900	Year End Roll	12/11/2014
2014	101	FV	222,800	1000	16,940.	369,400	593,200	593,200	Year End Roll	12/16/2013
2013	101	FV	222,800	1000	16,940.	352,300	576,100	576,100		12/13/2012

!8392!

PRINT

Date	Time
12/10/20	22:58:05

LAST REV

Date	Time
10/21/20	10:04:11
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8392

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVEREAUX JOSEP	1559-80	1	7/1/2020		857,500	No	No		
	1017-194		8/1/1986		280,000	No	No		Y

USER DEFINED

Prior Id # 1:	68134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	838	Addition	25,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/19/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Meas/Inspect	163	PATRIOT
11/29/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16940		Sq. Ft.	Site		0	70.	0.55	4									649,735						649,700	

Total AC/HA: 0.38889 | Total SF/SM: 16940 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 649,735 | Spl Credit | Total: 649,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24628592
Const Adj.:	0.99000001
Adj $ / SQ:	117.213
Other Features:	103710
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399720
Depreciation:	123913
Depreciated Total:	275807

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

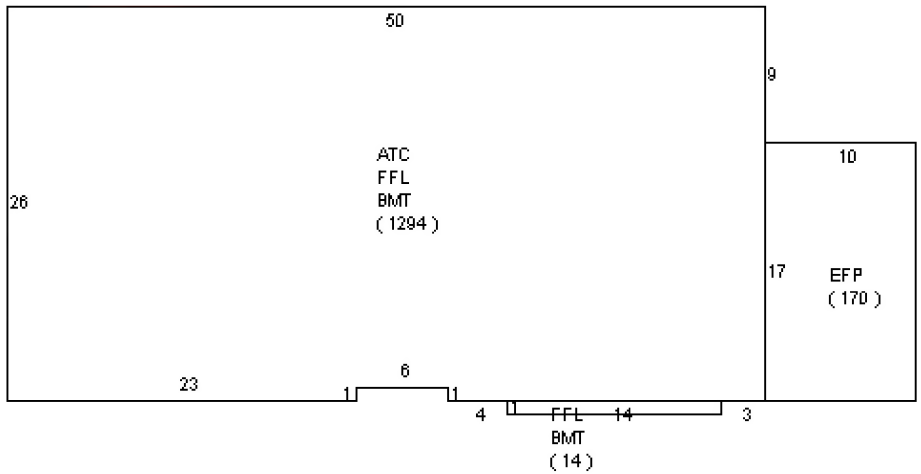
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.93
Special Features:	0	Val/Su Net:	85.15
Final Total:	275800	Val/Su SzAd	156.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	35.160	45,994
FFL	First Floor	1,308	117.210	153,315
ATC	Attic	453	117.210	53,086
EFP	Enclos Porch	170	42.810	7,277

Net Sketched Area:	3,239			Total:	259,672
Size Ad	1760.8999	Gross Are	4080	FinArea	1308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	FR	1960	3.55	T	51	101			500			500
19	Patio	D	Y	1	10X24	A	FR	1960	3.81	T	51	101			400			400

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc